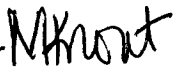


---

# MEMORANDUM

---

**TO:** City Council  
Lancaster County Board of Commissioners  
Mayor Seng  
Planning Commission

**FROM:** Marvin Krout, Planning Director 

**SUBJECT:** Residential Land Inventory & Single Family Lots As of January 1, 2005

**DATE:** February 2, 2005

**COPIES:** Mayor's Office, Public Works and Planning staff  
Development Community mailing list

---

We have encouraging news regarding the supply of urban residential lots. As of January 1, 2005, there were 6,127 single family lots either final platted, preliminary platted or formally submitted and in process of review. (See attached "Residential Land Inventory Review") This is an increase of over 800 lots since July 2004 and over 1,000 since January 1, 2004. Of these lots, the number of final platted lots is 2,624 -- which is up about 400 lots from the supply last July and up over 600 from a year ago last January. Plus we have several new plats coming in which could come on line in 2005.

We need to remain aggressive in extending new water and wastewater lines in order to maintain and potentially further increase the supply of lots in the future. Also, there are several developments under consideration on gravel or unimproved roads, which will need to be improved which will place additional burden on already limited funding.

## **Demand**

At the same time, the number of building permits (see second attachment) for new single family homes slightly declined last year compared to 2003, but is similar to the number of permits in 2002. Primarily, the larger number of permits in 2003 is probably due to the demand created by very low interest rates. The 1,227 permits for new detached homes issued in 2004 is a good number historically. So compared to last year, when we calculated less than a 2-year supply of final platted lots, the supply of final platted lots has now increased to about 2 ½ years and there is a 4 ½ to 5 year supply overall of lots available and in the pipeline.

## **Overall Supply**

The community has a potential for over 52,000 new dwelling units within the 2025 future service limit for Lincoln. Of these units, about 11,600 are approved or in process of development. The remainder of the potential units are currently without infrastructure. Again, it will be important to continue with the City's efforts to increase funding and construction of water, sanitary sewer and street improvements during the next six years in order to increase the supply of land with services.

## **Multi-Family Supply**

It is important to note that the supply of potential multi-family units continues to decline -- down about 550 units since last July and 36% since 1998. In the past few years there has been less apartment construction and more than a dozen multi-family sites have been converted to other uses. We now have less than a dozen approved sites for new apartments. However, an application for over 600 apartment units was filed a few weeks ago at 1<sup>st</sup> and Fletcher.

I:\CC\residential land inventory memo Jan 2005.ssh.wpd



# Residential Land Inventory Review

January 27, 2005

	<u>Jan 2005</u>	<u>July 2004</u>	<u>March 2004</u>	<u>Jan 2004</u>	<u>July 2003</u>	<u>Jan 2003</u>	<u>Sept 2002</u>	<u>July 2001</u>	<u>Jan 2001</u>	<u>July 2000</u>	<u>July 1999</u>	<u>July 1998</u>	<u>July 1997</u>	<u>Sept. 1995</u>	<u>Jan 1992</u>	<u>Jan. 1991</u>	<u>Jan. 1990</u>
<b>Single Family/Attached/Duplex</b>																	
Final Platted	3,593	3,097	3,061	2,605	3,048	3,000	2,866	3,655	3,693	3,016	2,403	2,194	2,254	2,127	2,344	2,716	3,256
Preliminary Platted	2,953	2,323	2,773	3,388	2,974	3,669	4,060	2,331	2,653	1,747	2,249	2,572	2,965	2,372	1,845	1,650	n/a
Submitted Prelim	1,555	1,817	1,593	718	1,533	588	765	1,355	1,500	3,741	2,933	1,270	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	8,101	7,237	7,427	6,711	7,555	7,257	7,691	7,341	7,846	8,504	7,585	6,036	5,219	4,499	4,189	4,366	3,256
<b>Multi-Family Units</b>																	
Final Platted	1,463	1,672	1,766	1,670	1,886	1,687	1,687	1,641	1,588	1,506	2,069	2,370	2,370	1,314	668	818	623
Preliminary Platted	2,082	1,754	2,128	2,353	2,852	3,074	3,049	2,487	2,639	2,287	2,195	2,223	2,558	2,245	3,190	2,996	n/a
Submitted Prelim	0	675	675	475	755	401	546	869	869	1,290	1,583	994	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	3,545	4,101	4,569	4,498	5,493	5,162	5,282	4,997	5,096	5,083	5,847	5,587	4,928	3,559	3,858	3,814	623
<b>All Units In Plat Process</b>																	
Final Platted	5,056	4,769	4,827	4,275	4,934	4,687	4,553	5,296	5,281	4,522	4,472	4,564	4,624	3,441	3,012	3,534	3,879
Preliminary Platted	5,035	4,077	4,901	5,741	5,826	6,743	7,109	4,818	5,292	4,034	4,444	4,795	5,523	4,617	5,035	4,646	5,077
Submitted Prelim	1,555	2,492	2,268	1,193	2,288	989	1,311	2,224	2,369	5,031	4,516	2,264	n/a	n/a	n/a	n/a	n/a
Total Final, Prelim & Submitted	11,646	11,338	11,996	11,209	13,048	12,419	12,973	12,338	12,942	13,587	13,432	11,623	10,147	8,058	8,047	8,180	8,956
<b>Potential Units on Raw Land</b>	40,800	41,930	40,724	41,978	42,106	43,822	43,821	24,633	24,260	24,706	29,952	30,963	17,755	14,832	12,131	12,999	14,280
<b>Grand Total of Possible Units</b>	52,446	53,268	52,720	53,187	55,154	56,241	56,794	36,971	37,202	38,293	43,384	42,586	27,902	22,890	20,178	21,179	23,236
<b>Single Family ONLY</b>																	
Final Platted	2,624	2,221	2,261	1,986	2,346	2,383	2,217	2,817	2,847	2,291	1,972	1,799					
Preliminary Platted	2,276	1,945	2,226	2,566	2,431	2,871	3,215	2,050	2,372	1,435	1,811	2,084					
Submitted Prelim	1,227	1,150	1,242	570	1,225	425	603	1,045	1,167	3,134	2,399	1,094					
Total Final, Prelim & Submitted	6,127	5,316	5,729	5,122	6,002	5,679	6,035	5,912	6,386	6,860	6,182	4,977					

i:\short\steve\resident\vacresum.wk4

Notes: -Starting in July 1998, proposals submitted, but not yet approved were counted separately from "potential units on raw land."

- "Potential Units on Raw Land" means land inside the "Future Service Limit" of the Comprehensive Plan, but not upon which a plat has not yet been submitted or approved.

- Grand Total is the sum of "potential units on raw land" plus all final, preliminary approved and submitted dwelling units.

Source: Lincoln/Lancaster County Planning Department

**Number of New Construction Dwelling Units,  
Based on Building Permits Issued in City of Lincoln  
Fifteen Year Period: 1990-2004**

	<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>	<u>1998</u>	<u>1997</u>	<u>1996</u>	<u>1995</u>	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>
Single Family	1,227	1,565	1,281	1,108	1,041	1,015	996	814	812	741	902	876	980	900	791
Sing. Fam. Attached	461	533	256	260	272	199	187	243	155	178	177	107	102	95	129
Duplex	62	52	60	64	58	34	54	102	62	40	36	58	42	30	54
Multi-Family	403	260	540	319	381	489	622	1,010	1,168	919	761	524	221	464	1,113
Total	2,153	2,410	2,137	1,751	1,752	1,737	1,859	2,169	2,197	1,878	1,876	1,565	1,345	1,489	2,087

**Average Per Period**

	<u>3 Year</u>	<u>5 Year</u>	<u>10 Year</u>	<u>15 Year</u>
Single Family	1,358	1,244	1,060	1,003
Sing. Fam. Attached	417	356	274	224
Duplex	58	59	59	54
Multi-Family	401	381	611	613
Total	2,233	2,041	2,004	1,894

Note: Based on building permits issued, not actual construction and occupancy. There are some permits issued, particularly in multi-family, that are never built.

- Year is based on date permit issued, not date of completion and occupancy
- "Single Family" is a single family detached unit on a single lot.
- Single Family attached is defined as one dwelling unit on a single lot attached by a common wall to one or more other dwelling units.
- Duplex is two dwelling units built on one lot.
- Multi-family is three or more units built on a single lot, typical of apartments or condominiums.

Source: Lincoln/Lancaster County Planning Department (Updated January 13, 2005)

i:\short\steve\residential\dus by year.123